

TO: MEMBERS OF THE PLANNING AND ZONING COMMISSION

DATE: November 9, 2010

RE: **REGULAR MEETING – WEDNESDAY, NOVEMBER 17, 2010**

The Planning and Zoning Commission will hold a Regular Meeting on Wednesday, November 17, 2010 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT.

## **AGENDA**

### **PUBLIC HEARING**

#### **SPECIAL PERMIT**

Application #10-33 – City of Bridgeport, Fairchild Memorial Park and Road

Pursuant to Art. II, Sec. 1.3.4. and Art. XV, Special Permit to construct a multi-magnet high school. **HEARING CONTINUED TO DECEMBER 2, 2010.**

Application #10-34 – City of Bridgeport, Fairchild Memorial Park and Road

Pursuant to Art. IX and Art. XV, Special Permit for excavation, removal, regrading and refilling of earthen material in conjunction with construction of multi-magnet high school. **HEARING CONTINUED TO DECEMBER 2, 2010.**

Application #10-37 – Quarry Road Lot 2, LLC c/o R.D. Scinto, Inc., 100 Quarry Road

Pursuant to Art. II, Sec. 4.2, Special Permit to construct a four-story medical office building with associated site improvements. **HEARING CONTINUED FROM OCTOBER 20, 2010.**

Application #10-39 – Tom and Cheryl Ragonese, 15 Claire Place

Pursuant to Art. II, Sec. 1.2.2.7, and Art. XV, Special Permit to convert existing garage for use as an in-law/accessory apartment.

Application #10-40 – Rose Tiso & Co., Manuel Jose Silva, 2 Trefoil Drive

Pursuant to Art. II, Sec. 4.2.4, 4.2.6 and Art. XV, Special Permit to construct 12,385 sq. ft. office addition with associated 61 space parking area.

Application #10-41 – Richard Rizzo for Home Depot, Route 111 at Trefoil Drive

Pursuant to Art. II, Sec. 3.1.7 and Art. XV, Special Permit modification to install wall, ground and directional signage.

Application #10-42 – The Village at Long Hill Green, LLC, 10 Broadway, 12 Broadway, 6 Whitney Avenue, 20 Whitney Avenue

Pursuant to Art. II, Sec. 3.2 and Art. XV, Special Permit to establish a mixed-use development containing retail use, business and professional offices and eight residential units along with associated site improvements.

Application #10-43 – Greater Bridgeport Board of Realtors, 140 Monroe Turnpike

Pursuant to Art. II, Sec. 4.2.4, 4.2.6 and Art. XV, Special Permit to construct 700 sq. ft. addition and increase parking lot size.

## **ZONING AMENDMENT**

Application #10-38 – Amending Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.4.4, of the Zoning Regulations of the Town of Trumbull to permit limited design flexibility regarding building height, signs and parking spaces for non-profit schools on sites of 25 acres or more. Petitioner: City of Bridgeport. **HEARING CONTINUED TO DECEMBER 2, 2010.**

Application #10-44 – Amending Art. II, Sec. 1.1.4.4, 1.2.4.4 and 1.3.4.4 to permit housing for attending students in buildings located on the same property as school buildings. Petitioner: St. Joseph's High School

## **REGULAR MEETING**

### **Acceptance of Minutes**

Accept minutes from the October 20, 2010 Regular Meeting.

### **Request for Extension of Time**

Application #07-35 – 5520 Medical Center, LLC  
5520 Park Avenue

Application #07-36 - Vito Catale  
43. 49. 53 Monroe Turnpike

Application #07-37 – Interlude Realty, LLC  
25 Trefoil Drive

Application #07-41 – Sunrise Development  
41 Monroe Turnpike

### **Request for Bond Release**

Application #07-16 – Michael Properties, LLC  
2 lot subdivision – 45 Cal Drive

### **Pending Applications**

Consider and act on applications from tonight's Public Hearing.

### **Discussion**

Proposed amendments to the zoning regulations relating to the processing of conforming signage.

Proposed amendments to the Planning and Zoning Fee Schedule to establish a \$50.00 fee for Pre-Application Hearings.

Re-establishment of Special Permit time limits for start and completion of construction.

By: Helen Granskog  
Clerk of the Commission

**COMMISSION MEMBERS: PLEASE NOTIFY THE PLANNING AND ZONING  
OFFICE AT 452-5044, IF YOU ARE UNABLE TO ATTEND**